

013.A

0008

0024.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

799,600 / 799,600

USE VALUE:

799,600 / 799,600

ASSESSED:

799,600 / 799,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		PARKER ST, ARLINGTON

OWNERSHIP

Unit #: 24

Owner 1: YAN JIAJU	
Owner 2: ZHU HONG	
Owner 3:	

Street 1: 24 PARKER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MCNIEFF SEAN P & BRITT E -

Owner 2: -

Street 1: 24 PARKER ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1930, having primarily Asbestos Exterior and 1938 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7436																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	799,600			799,600		240102
							GIS Ref
							GIS Ref
							Insp Date
							06/08/18

Source: Market Adj Cost Total Value per SQ unit /Card: 412.59 /Parcel: 412.59

Entered Lot Size Total Land: Land Unit Type:

!14655!

USER DEFINED

Prior Id # 1: 10767

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Parcel ID 013.A-0008-0024.0

Date 12/23/2021

Date 12/10/2020

Date 12/18/2019

Date 1/3/2019

Date 12/20/2017

Date 1/3/2017

Date 1/4/2016

Date 12/11/2014

Date apro

Date 14655

Date Fact Dist:

Date Reval Dist:

Date Year:

Date LandReason:

Date BldReason:

Date CivilDistrict:

Date Ratio:

Date ASR Map:

Date Fact Dist:

Date Reval Dist:

Date Year:

Date LandReason:

Date BldReason:

Date CivilDistrict:

Date Ratio:

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes

MCNIEFF SEAN P & 149-149 2 6/15/2018 848,500 No No

ANDERSEN LAUREN 120-120 5/4/2012 410,000 No No

LOCKE ELIZABETH U74-108 2/28/2002 319,000 No No

EXTERIOR INFORMATION

Type:	99 - Condo Conv	
Sty Ht:	1H - 1 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	5 - Asbestos	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:	N - NONE	

GENERAL INFORMATION

GENERAL INFORMATION	
Grade:	C - Average
Year Blt:	1930
Alt LUC:	Alt %:
Jurisdict:	G14
Const Mod:	
Lump Sum Adt:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []
PARCEL ITEMS **PARCEL ID:** 013-A-0008-0024-0

SPEC FEATURES/YARD ITEMS

COMMENTS

Bath	2	Rating:	Very Good
Bath:		Rating:	
Bath:		Rating:	
QBth		Rating:	
Bath:		Rating:	
HBth:		Rating:	
hrFix:		Rating:	

BESIDENTIAL GRID

THER FEATURES

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	11	RRPs:	6	Baths:	2							

ENDO INFORMATION

APPRECIATION

W Cond:	GV - Good-VG	10.%	Additions:	
nctional:		%	Kitchen:	2003
conomic:		%	Baths:	
Special:		%	Plumbing:	
Override:		%	Electric:	
	Total:	10.8 %	Heating:	
			General:	
				Totals
				1 11 6

ALC SUMMARY

Basic \$ / SQ:	305.00	COMPARABLE SALES			
Size Adj.:	1.19179559	Rate	Parcel ID	Typ	Date
Const Adj.:	0.92178410				Sale Price
Adj \$ / SQ:	335.066				
Other Features:	97680				
Grade Factor:	1.00				
NBHD Inf:	1.20000005				
NBHD Mod:		WtAv\$/SQ:	AvRate:	Ind.Val	
LUC Factor:	1.00				
Adj Total:	896447	Juris. Factor:	1.00	Before Depr:	402.08
Depreciation:	96816	Special Features:	0	Val/Su Net:	412.59
preciated Total:	799630	Final Total:	799600	Val/Su SzAd	412.59

SKETCH

Undisplayed Areas:
GLA: 1938

GBID

BFS BREAKDOWN

REMODELING		BUDGET BREAKDOWN			
		No Unit	RMS	BRS	FL
Exterior:		1	11	6	
Interior:					
Additions:					
Kitchen:	2003				
Baths:					
Plumbing:					
Electric:					
Heating:					
General:					
		Totals			
		1	11	6	

COMPARABLE SALES

Parcel ID	Typ	Date	Sale Price
\$/SQ:	AvRate:	Ind.Val	
Juris. Factor: 1.00		Before Depr: 402.08	
ial Features: 0		Val/Su Net: 412.59	
Final Total: 799600		Val/Su SzAd	412.59

SUB AREA

IMAG

AssessPro Patriot Properties, Inc